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For sale or lease

100,000 SF delivering Q1 2027

351 Commerce Parkway, Lima, Ohio

JLL | Butler Clouse Construction Corp. | Ohio Logistics Warehousing & Transportation

Overview

JLL is pleased to present a rare new construction opportunity in Lima, Ohio—100,000 square feet of modern industrial space available for sale or lease. Lima's strategic location along the I-75 corridor provides exceptional connectivity to major Midwest markets. The city benefits from a skilled manufacturing workforce and competitive operating costs that continue to attract distribution and light industrial users.





Demographics

Number of households

3-miles	5-miles	10-miles
6,063	**23,839**	**39,358**

Estimated population

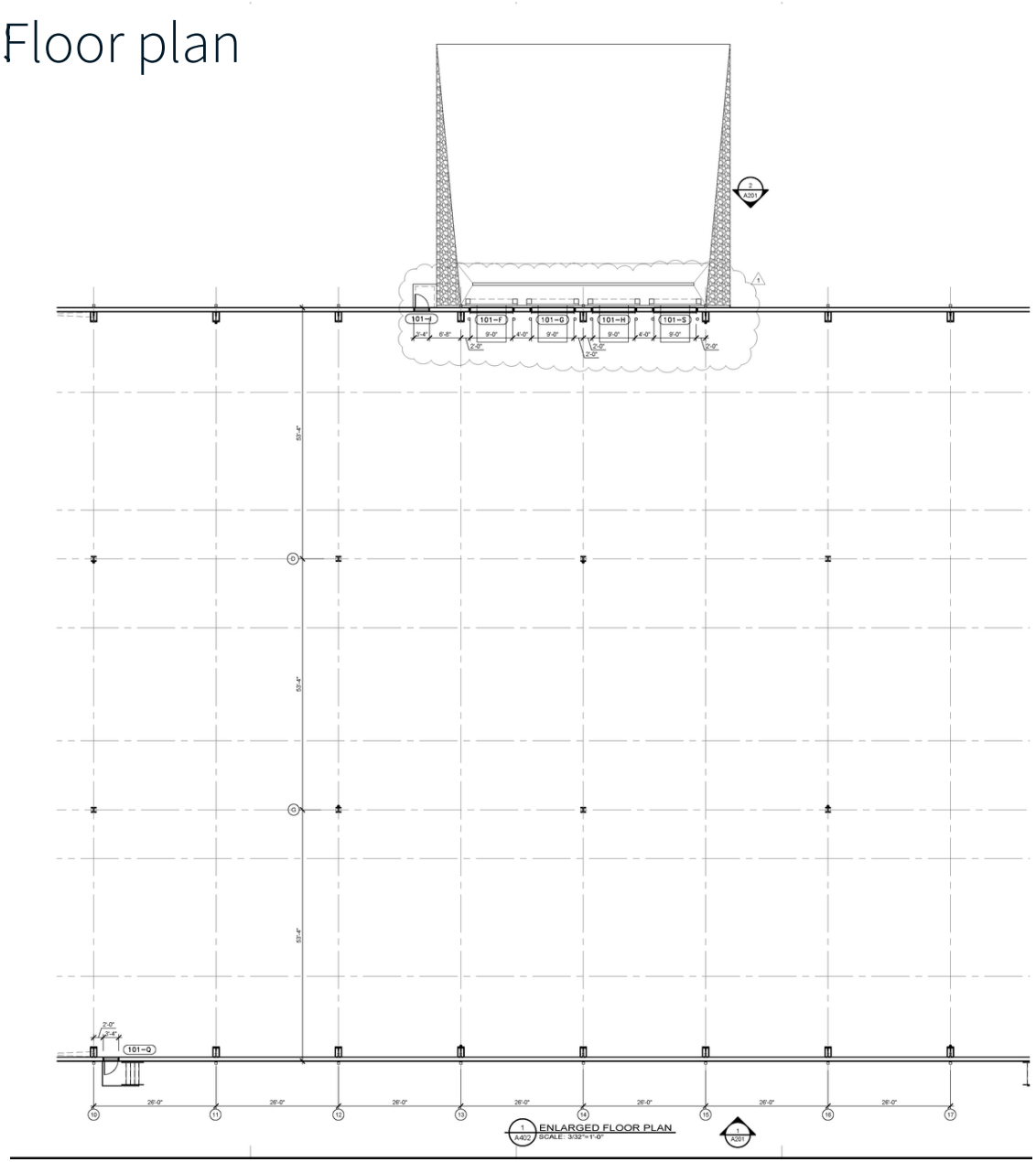
3-miles	5-miles	10-miles
14,209	**55,624**	**95,160**

Median household income

3-miles	5-miles	10-miles
$48,674	**$60,236**	**$66,227**

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Floor plan



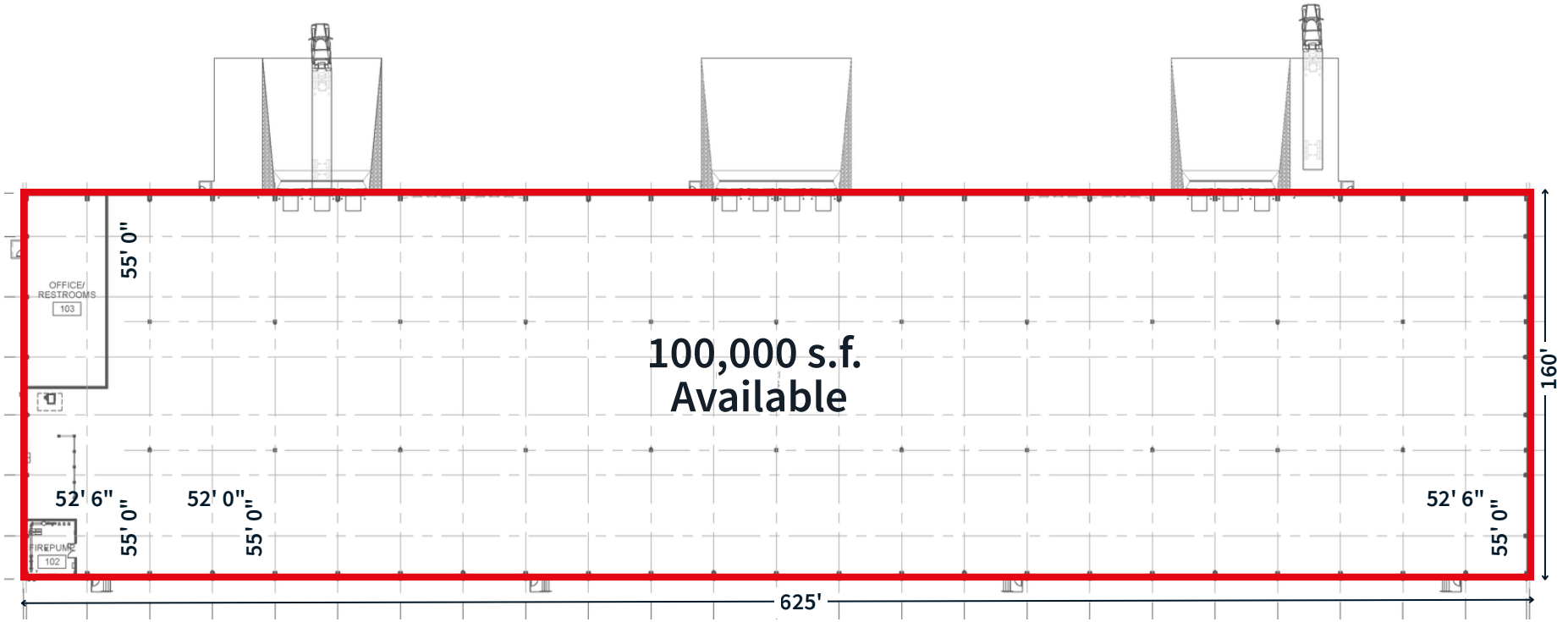
Location	351 Commerce Parkway Lima, Ohio
Size	100,000 s.f. (divisible)
Clear height	31'
Building dimensions	160' x 625'
Delivering	Q1 2027

Property Specifications

- Offices to suit
- Column spacing: 52' 0" x 55' 0"
- Speed bays: 52' 6" x 55' 0"
- Up to 2,500 AMPS power
- Docks: 4 (expandable)
- Drive-ins: 2 (expandable)

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Site plan


OFFICE/
RESTROOMS
103
IREPUMP
102
55' 0"
52' 6"
55' 0"
52' 0"
55' 0"
52' 6"
55' 0"
100,000 s.f.
Available
160'
625'

Site plan


Commerce Parkway
Pond
100,000 s.f.
Available
160.00'
Planned building
2027
160.00'
N

Construction photos









Corporate neighbors

300 to 499 Employees

Lakeview Farms

cenovus energy

Rudolph Foods

Nickles Bakery

PPG

500 to 899 Employees

DANA

General Dynamics

SumiRiko Ohio, Inc.

900 + Employees

P&G

Ford

Lima Memorial Health System
Affiliate of ProMedica

MercyHealth

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